

058.C

0001

0321.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

527,500 / 527,500

USE VALUE:

527,500 / 527,500

ASSESSED:

527,500 / 527,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP	Unit #:	321
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Owner 1: KARGER EVA R

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #321

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: PEREZ JESUS B -

Owner 2: -

Street 1: 1 WATERMILL PLACE #321

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 1034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	527,500			527,500		153452
							GIS Ref
							GIS Ref
							Insp Date
							10/05/17


Patriot Properties Inc.
USER DEFINED

Prior Id # 1:	153452
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	527,500	0	.	.	527,500		Year end	12/23/2021
2021	102	FV	520,300	0	.	.	520,300		Year End Roll	12/10/2020
2020	102	FV	505,900	0	.	.	505,900	505,900	Year End Roll	12/18/2019
2019	102	FV	473,000	0	.	.	473,000	473,000	Year End Roll	1/3/2019
2018	102	FV	393,600	0	.	.	393,600	393,600	Year End Roll	12/20/2017
2017	102	FV	367,100	0	.	.	367,100	367,100	Year End Roll	1/3/2017
2016	102	FV	367,100	0	.	.	367,100	367,100	Year End	1/4/2016
2015	102	FV	333,200	0	.	.	333,200	333,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEREZ JESUS B,	38954-137		4/28/2003		330,000	No	No		
CHEN LAN B0 & L	30528-343		8/10/1999		225,500	No	No		
	19258-176		8/1/1988		198,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
6/10/2004	OWNR INFO	BR	B Rossignol
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 7 - Condo Garden		Full Bath: 2	Rating: Average	A Bath:	Rating:	Building Number 1.																			
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:																						
(Liv) Units: 1	Total: 1	A 3QBth:	Rating:																						
Foundation: 1 - Concrete		1/2 Bath:	Rating:																						
Frame: 1 - Wood		A HBth:	Rating:																						
Prime Wall: 8 - Brick Veneer		OthrFix:	Rating:																						
Sec Wall: 6 - Stucco	10 %	OTHER FEATURES				RESIDENTIAL GRID																			
Roof Struct: 4 - Flat		Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1																					
Roof Cover: 4 - Tar & Gravel		A Kits:	Rating:	Level FY LR DR D K FR RR BR FB HB L O																					
Color: BRICK		Frl:	Rating:	Other																					
View / Desir: N - NONE		WSFlue:	Rating:	Upper																					
GENERAL INFORMATION				CONDOS INFORMATION				LEVELS																	
Grade: C - Average		Location: F - Front		Lvl 2																					
Year Blt: 1988	Eff Yr Blt:	Total Units:		Lvl 1																					
Alt LUC:	Alt %:	Floor: 3 - 3rd Floor		Lower																					
Jurisdict:	Fact: .	% Own: 0.904900014		Totals RMS: 4 BRs: 2 Baths: 2 HB																					
Const Mod:		Name: 25 - 6040		REMODELING				RES BREAKDOWN																	
Lump Sum Adj:		DEPRECIATION				Exterior:																			
INTERIOR INFORMATION				Phys Cond: GD - Good	14. %	No Unit RMS BRS FL																			
Avg Ht/FL: STD		Functional:		1 4 2 0																					
Prim Int Wal 1 - Drywall		Economic:		Additions:																					
Sec Int Wall:	%	Special:		Kitchen:																					
Partition: T - Typical		Override:		Baths:																					
Prim Floors: 4 - Carpet		Total: 14.9 %		Plumbing:																					
Sec Floors:	%	Electric:																							
Bsmnt Flr: 12 - Concrete		Heating:																							
Subfloor:		General:																							
Bsmnt Gar: 1		CALC SUMMARY				COMPARABLE SALES								SUB AREA											
Electric: 3 - Typical		Basic \$ / SQ: 325.00		Rate	Parcel ID	Typ	Date	Sale Price				SUB AREA DETAIL													
Insulation: 2 - Typical		Size Adj.: 1.08027077																							
Int vs Ext: S		Const Adj.: 0.97656715																							
Heat Fuel: 3 - Electric		Adj \$ / SQ: 342.861																							
Heat Type: 6 - Elec Base/B		Other Features: 45362																							
# Heat Sys: 1		Grade Factor: 1.00																							
% Heated: 100	% AC: 100	NBHD Inf: 1.54999995																							
Solar HW: NO	Central Vac: NO	NBHD Mod:																							
% Com Wal	% Sprinkled	LUC Factor: 1.00																							
		Adj Total: 619814																							
		Depreciation: 92352																							
		Deprecated Total: 527462		WtAv\$/SQ:	AvRate:	Ind.Val																			
				Juris. Factor:		Before Depr:	531.43																		
				Special Features: 0		Val/Su Net:	510.15																		
				Final Total: 527500		Val/Su SzAd	510.15																		
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									IMAGE								
SPEC FEATURES/YARD ITEMS				PARCEL ID 058.C-0001-0321.0												AssessPro Patriot Properties, Inc									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:					Total Special Features:								Total:											